

The QUALITY you expect, with the SPACE and FLEXIBILITY you don't. An EXCEPTIONAL building in every way.

SIXTYSLOANE

CHELSEA SW3





CHELSEA REFINEMENT, with a MODERN MINDSET. AN ADDRESS that speaks for itself.

BUILDING

Retaining the neo-classical facade originally designed by Harrods architect CW Stephens, award-winning design and architecture practice Squire & Partners have refreshed and reinvigorated SIXTY SLOANE for the 21st century, flooding the building with natural light and installing modern amenities throughout. The space now offers exceptional CAT A floor plates unrivalled in the area, enhanced floor to ceiling heights and spa-quality end of journey facilities.

Exceptional large floor plates unrivalled in the area, ranging from:

10,000 –
22,629 SQ FT

AVAILABILITY

43,198 SQ FT

of office space

TRAVEL

06 MIN 

Walk to South Kensington

08 MIN 

Walk to Sloane Square

10 MIN 

Taxis to Mayfair





EARL'S COURT

GLOUCESTER ROAD

FULHAM

SOUTH KENSINGTON

CHELSEA

SIXTYSLOANE

BROMPTON CROSS

SLOANE SQUARE

VICTORIA

AN ADDRESS LESS ORDINARY

The **QUALITY** you expect. The **SPACE** and **FLEXIBILITY** you don't. **SIXTY SLOANE** is a building that combines **RICH** history with a **MODERN** aesthetic.

**CHELSEA REFINEMENT, WITH A MODERN MINDSET.
AN ADDRESS THAT SPEAKS FOR ITSELF.**

Behind the familiar neo-classical façade, natural light from the striking central atrium floods a spacious and tranquil reception area, immediately offering a sense of history and heritage, yet framed in an utterly modern way.



RICH HISTORY MODERN AESTHETIC

A BUILDING OF HISTORICAL SIGNIFICANCE REIMAGINED AS A MODERN ICON. A UNIQUE LOCATION AT THE HEART OF THE PRESTIGIOUS ROYAL BOROUGH OF KENSINGTON AND CHELSEA.

1906

Bought by Harrods from the Cadogan Estate.



◀ 1911

Harrods appoint C.W Stephens to redesign their second building in Chelsea, creating SIXTY SLOANE's unique façade. The Harrods Motor Car Garage and Workshops officially open, with each floor showcasing an industry specialism, from car sales to furniture repair and upholstery.

C.W STEPHENS 1872-1917

Renowned architect C.W Stephens creates his **DISTINCT** and **UNIQUE** style using baroque façades and ornate terracotta. Achieves fame for his work on Harrods, Claridge's, and Harvey Nichols.

1994 ▶

While the historic terracotta façade is retained and refreshed, the building is extensively remodelled by Stanton Williams Architects. With a new central atrium and expansive glass windows across three storeys, the building is transformed to provide modern office and retail space.



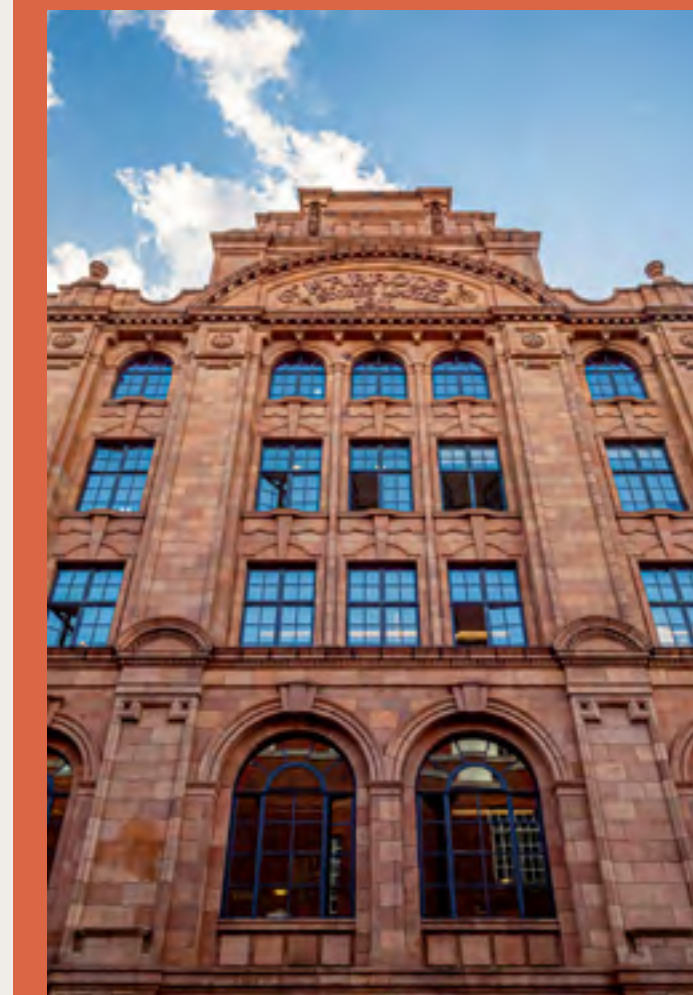
1967 ▼

After serving as a barracks to train troops during the war, the building is eventually converted into a warehouse and then office space for the John Lewis Partnership. A portion of the ground floor is restored after bomb damage during WW1.



◀ DOULTON

The building's ornate **TERRACOTTA** stonework was originally handmade at the famous **ROYAL DOULTON** factory.



SIXTYSLOANE

2023

In partnership with Bain Capital, CIT acquires the building, looking to create a new home for high end office and retail occupiers. Squire & Partners are instructed to refurbish and transform SIXTY SLOANE into the richly historical yet utterly modern landmark it is today.

RICH in history. HIGH in culture.
And yet DISCERNINGLY modern.
Chelsea is a destination like no other.

A LOCATION LESS ORDINARY

Great coffee in the morning, fine dining in the evening.
High-couture fashion at lunch, luxury spa visits in the afternoon.
In Chelsea, the best of everything is on your doorstep.



▲ BIBENDUM



▲ V&A MUSEUM



▲ SAATCHI GALLERY



▲ RALPH LAUREN



▼ CHANEL



- ▲ V&A MUSEUM
- ▼ DAYLESFORD ORGANIC

- ▲ THE ADMIRAL CODRINGTON
- ▼ THE CONRAN SHOP

- ▲ PAVILION ROAD
- ▼ DUKE OF YORK SQUARE

THE HEART OF CHELSEA



● RETAIL

- 01 Laurence Coste
- 02 Giorgetti Store London
- 03 OKA Chelsea
- 04 Ancienne Ambiance
- 05 De Padova Chelsea
- 06 Golden Goose London Draycott Avenue
- 07 Ralph Lauren Brompton Cross
- 08 Andrew Martin
- 09 Lamborghini London
- 10 CHANEL
- 11 Chloé London
- 12 JOSEPH
- 13 Maje London
- 14 SANDRO
- 15 Isabel Marant
- 16 Petals at Bibendum
- 17 MSGM Store London

● GREEN SPACES & WELLNESS

- 31 Bamford Wellness Spa, Brompton Cross
- 32 KX | Private Members' Club
- 33 Lennox Gardens
- 34 Aquilla Health & Fitness Club
- 35 KXU
- 36 PureGym South Kensington
- 37 KOBOX
- 38 South Kensington Club
- 39 The Peak Fitness Club & Spa
- 40 Chelsea Common
- 41 Chelsea Physic Garden
- 42 Cadogan Square Gardens

● RESTAURANTS AND BARS

- 18 Daylesford Organic
- 19 Daphne's
- 20 Gaucho Sloane Avenue
- 21 Jak's Bar
- 22 Granger & Co.
- 23 Aubaine Brompton Road
- 24 28-50 Wine Workshop & Kitchen
- 25 Sloane Place Restaurant
- 26 Barts
- 27 The Ivy Chelsea Garden
- 28 Elystan Street
- 29 Wright Brothers South Kensington
- 30 The Admiral Codrington

● HOTELS

- 43 The Adria
- 44 11 Cadogan Gardens
- 45 Sonder Chelsea Green
- 46 The Ampersand Hotel
- 47 The Rembrandt Hotel
- 48 The Franklin London
- 49 The Cadogan
- 50 Knightsbridge Hotel

● ARTS & CULTURE

- 51 Saatchi Gallery
- 52 Victoria and Albert Museum
- 53 Natural History Museum
- 54 Cadogan Hall
- 55 Cadogan Gallery
- 56 The Royal Court Theatre

CHELSEA UNWRAPPED

KX

1 min walk

daylesford

1 min walk



1 min walk

JOSEPH

1 min walk

DAPHNE'S

2 mins walk

GOLDEN GOOSE / ★

2 mins walk

bamford

2 mins walk

RALPH LAUREN

3 mins walk

OKA

3 mins walk

ELYSTAN
STREET

3 mins walk

GIORGETTI

5 mins walk

VARDO

7 mins walk



9 mins walk

WRIGHT BROS. L^{TD}

9 mins walk



CONFIDENTLY CONNECTED

With South Kensington underground station just minutes away from your office, you can be confident of being anywhere you need to be in no time at all. Plus, central London is walkable, taxis abound, and major bus routes are just footsteps away.



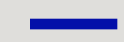
 **TAXIS** Taxi times estimated from Google Maps (2024). Times subject to traffic.

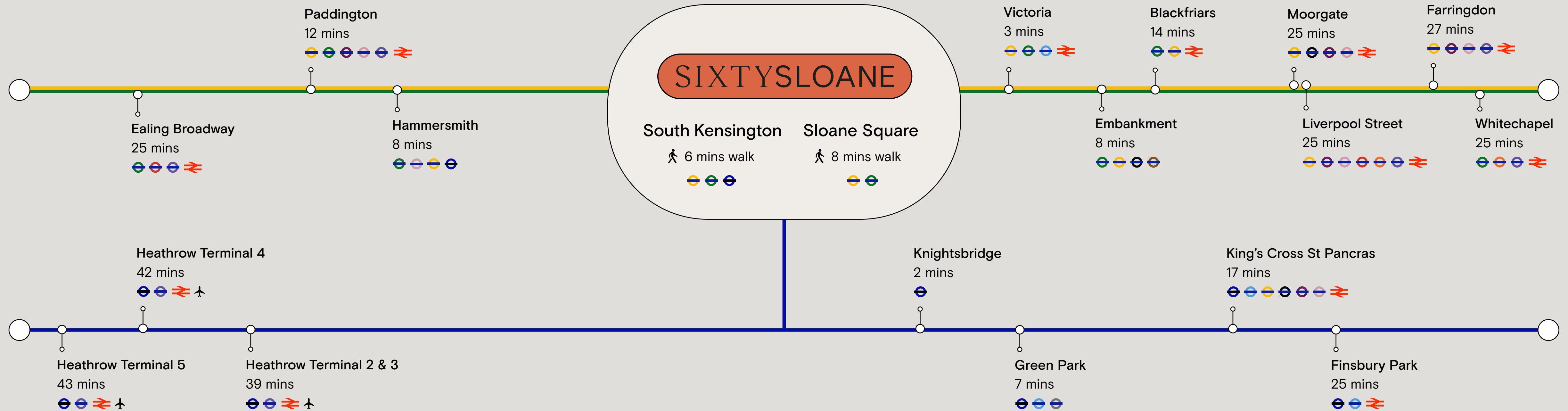
10 MINUTES
to Green Park.

14 MINUTES
to Berkeley Square.

15 MINUTES
to St James's Square.

KEY:

-  Circle Line
-  District Line
-  Piccadilly Line



THE SPACE

EXPANSIVE and INSPIRING spaces with
the FLEXIBILITY to make them your own.





BUILDING SUMMARY

FEATURES & AMENITY:

- Retained imposing neo-classical facade
- Peninsula site and building atrium provide excellent levels of natural light
- Large open plan and enhanced flexible office floor plates capable of sub-division
- Newly refurbished and enlarged reception totalling 166 sq m / 1,783 sq ft
- Feature staircase to base of atrium
- Bespoke on floor MEP raft system
- CAT A configured to provide individual control in cellular spaces
- Enhanced ventilation rates for improved indoor air quality
- New lower ground floor End Of Journey facilities (108 bike spaces)
- New spa quality shower & changing facilities (118 lockers and 10 showers)

SPECIFICATIONS

- New CAT A office floors
- 4 pipe fan coil air conditioning
- Inset LG7 compatible linear LED lighting
- HVAC design density 1:9 sq m
- Enhanced floor to ceiling heights up to 3.5m
- BREEAM 'Very Good'
- WiredScore 'Platinum'
- EPC B
- Well H&S
- Fitwell 1 Star Rating



RECEPTION

A WELCOME LESS ORDINARY

Behind the familiar neo-classical façade, natural light from the striking central atrium floods a spacious and tranquil 1,783 sq ft reception area immediately offering a sense of history and heritage. Yet this is framed in an utterly modern way with statement architectural features such as a curved staircase, seamlessly connecting the building's core.



ATRIUM

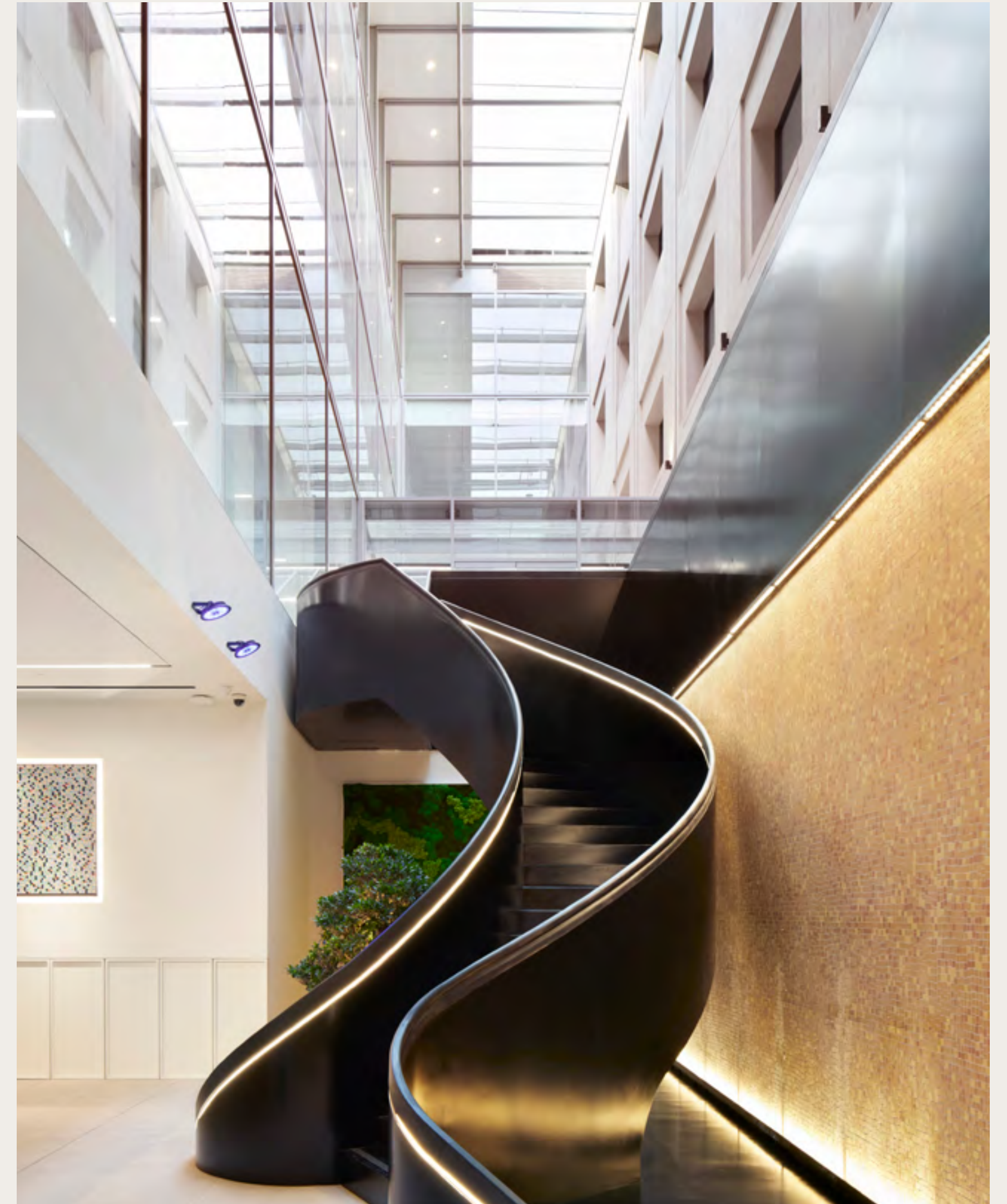
AN ATRIUM TO BRIGHTEN EVERY INTRODUCTION

The unique central atrium enhances natural light across every floor of SIXTY SLOANE, creating a bright and uplifting environment. Enhanced floor-to-ceiling heights leave you and your clients feeling inspired and invigorated.

Modern. Forward-looking. Yet steeped in a rich history of influence and innovation. This award-winning building provides an exclusive and exceptional location for your business to thrive.



Atrium Brightening Upper Floors



Atrium Stairwell

INTRODUCING: JOSH ROWELL



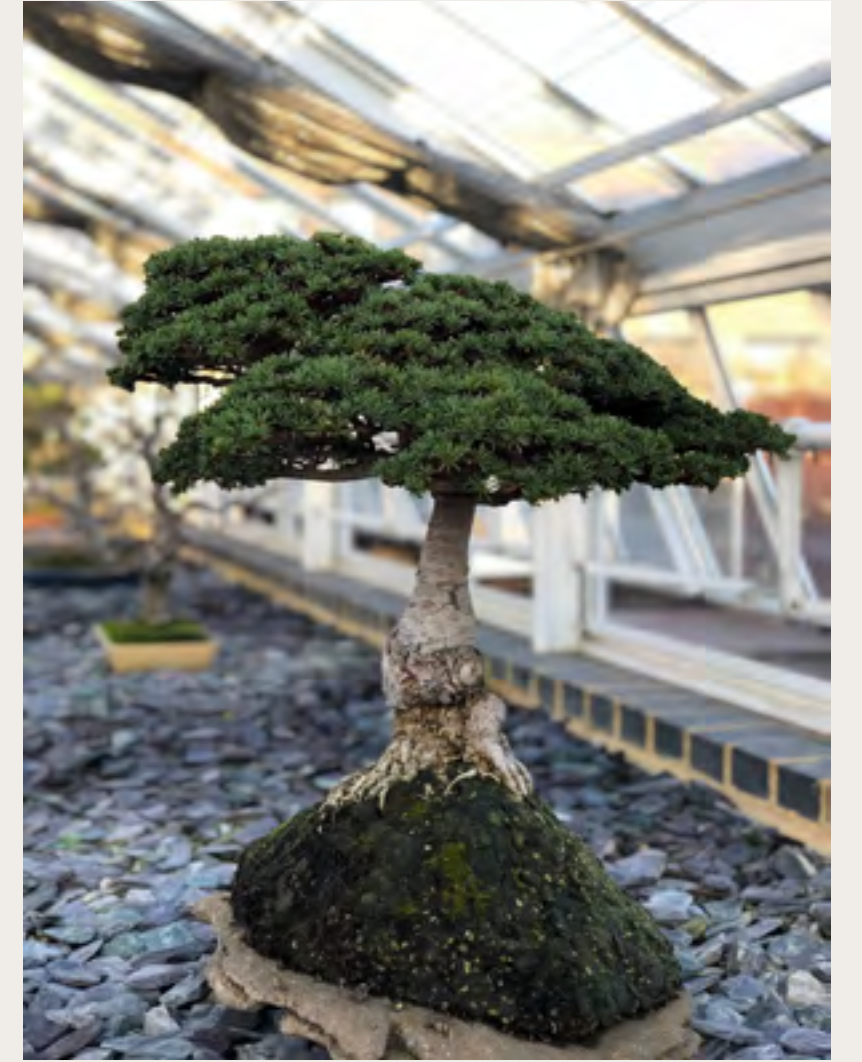
SHOWCASING GROUNDBREAKING NEW ART IN A PIONEERING NEW SPACE.

Inspired by the influence of the technological advances on contemporary life, award-winning British artist Josh Rowell's often mesmerising work echoes the clash of history and modernity that SIXTY SLOANE represents.

Having exhibited work at the Saatchi Gallery on the King's Road (as well as in prestigious galleries in New York, Basel, Dubai, and Italy), Rowell is no stranger to Chelsea. His installation of The Divine Series at SIXTY SLOANE sees the much-celebrated artist explore how something entirely new is created when the Digital Age merges with the Analog.



INTRODUCING: PETER CHAN



THE DOYEN OF BONSAI IN THE UK BRINGS A JAPANESE GARDEN TO SIXTY SLOANE

Peter Chan is a self-taught bonsai artist and author of eight best-selling books, including 'Bonsai - The art of growing and keeping miniature trees'. Relocating to the UK in 1963 he began experimenting with bonsai, establishing Herons Bonsai in 1986 with his wife Dawn, considered Britain's premier bonsai nursery.


Chan has subsequently won 21 Gold Medals at the Chelsea Flower Show (a feat no other Bonsai specialist has achieved), served as Chairman of the British Bonsai Association between 1980-1987, is a founding member of the Federation of British Bonsai Societies and patron and sponsor of the Bonsai collection at the Royal Horticultural Society Garden Wisley.

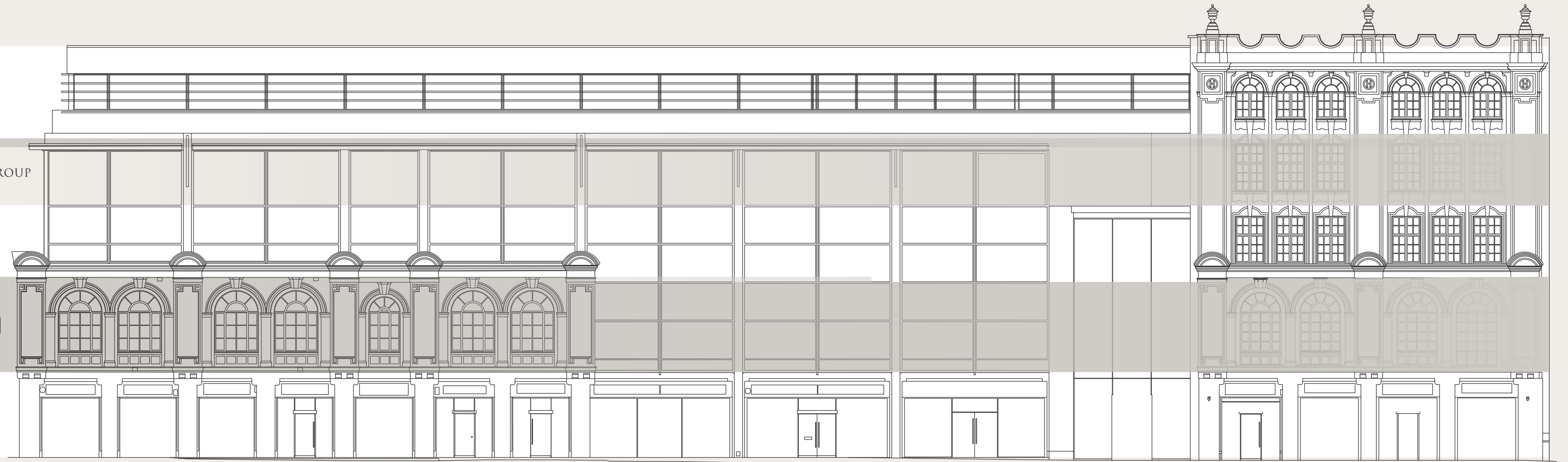
Liaising with Squire & Partners in collaboration with SIXTY SLOANE, Chan has designed a bespoke Japanese garden, at the base of the ornate spiral staircase.



SCHEDULE OF AREAS

FLOOR USE SQ M SQ FT

04	OFFICE	1,911	20,596
03	OFFICE	Let to:  ARROW SHIPBROKING GROUP	
02	OFFICE	2,102	22,629
01	OFFICE	Let to: CC Oakley Capital	
G	RECEPTION	166	1,783
TOTAL AVAILABLE OFFICE		4,013	43,198



SLOANE AVENUE

OFFICE ENTRANCE

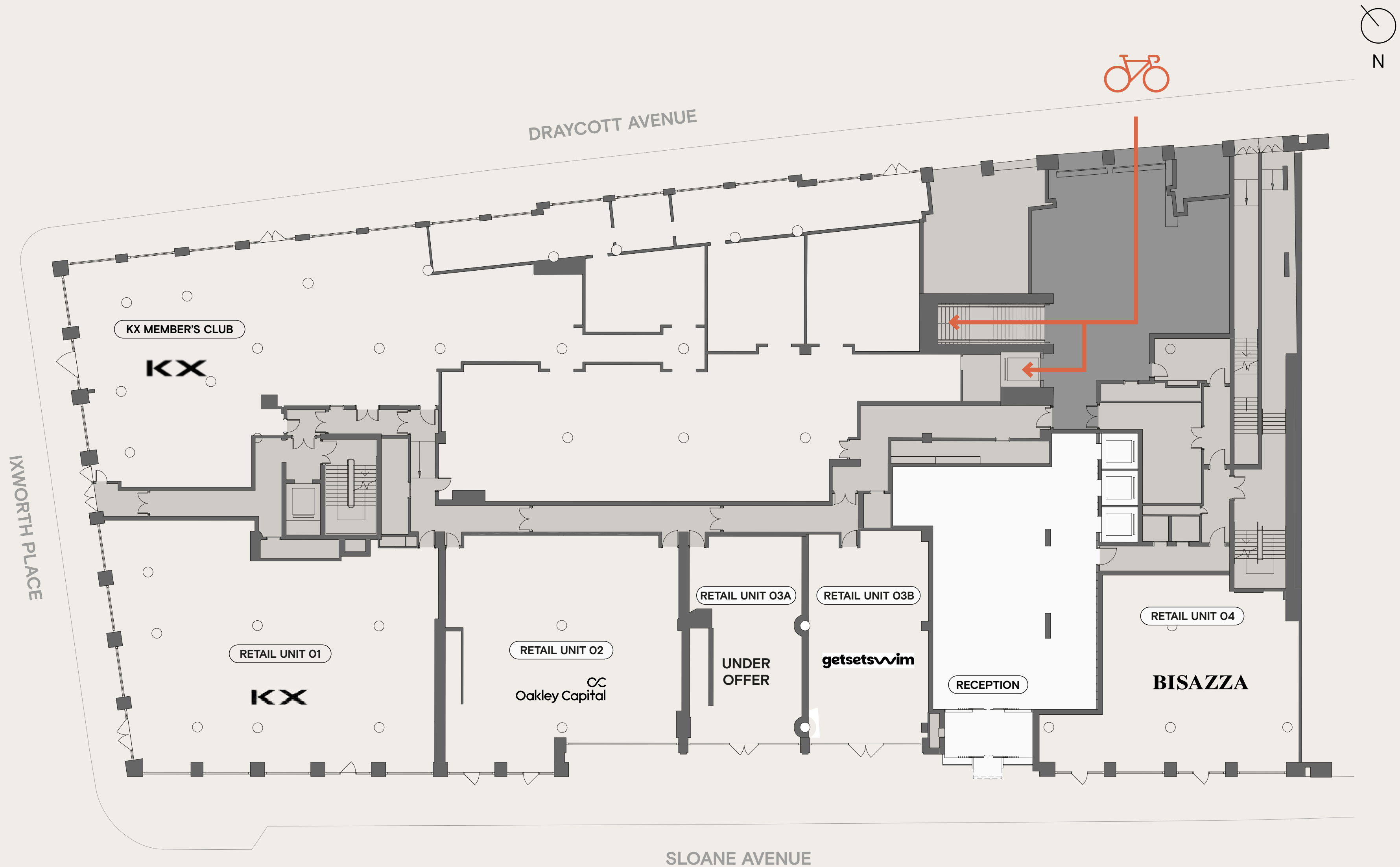
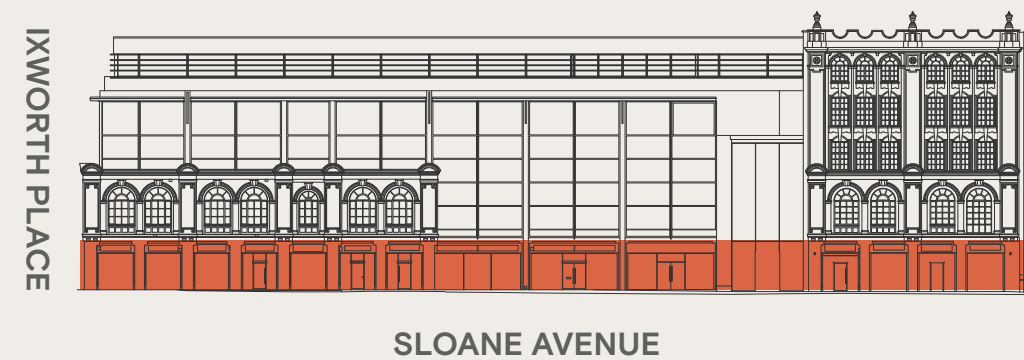
GROUND FLOOR

TOTAL INTERNAL AREA

RECEPTION

1,783 SQ FT
166 SQ M

- Office Reception
- Core
- Loading Bay
- Retail Units
- End Of Journey access

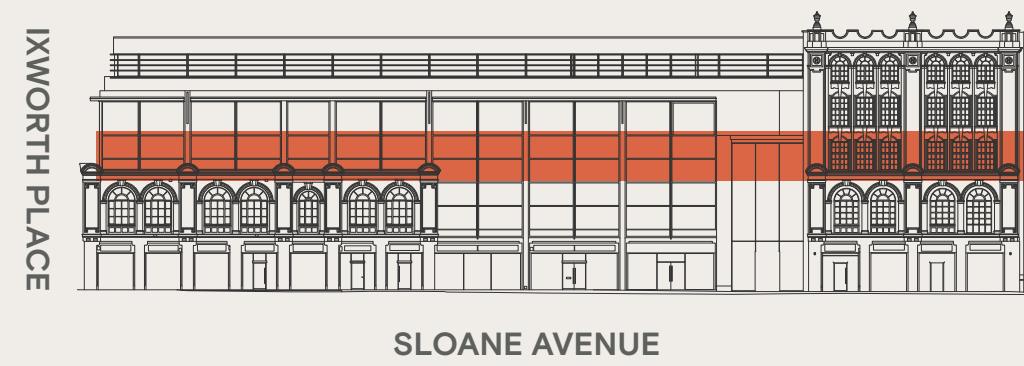
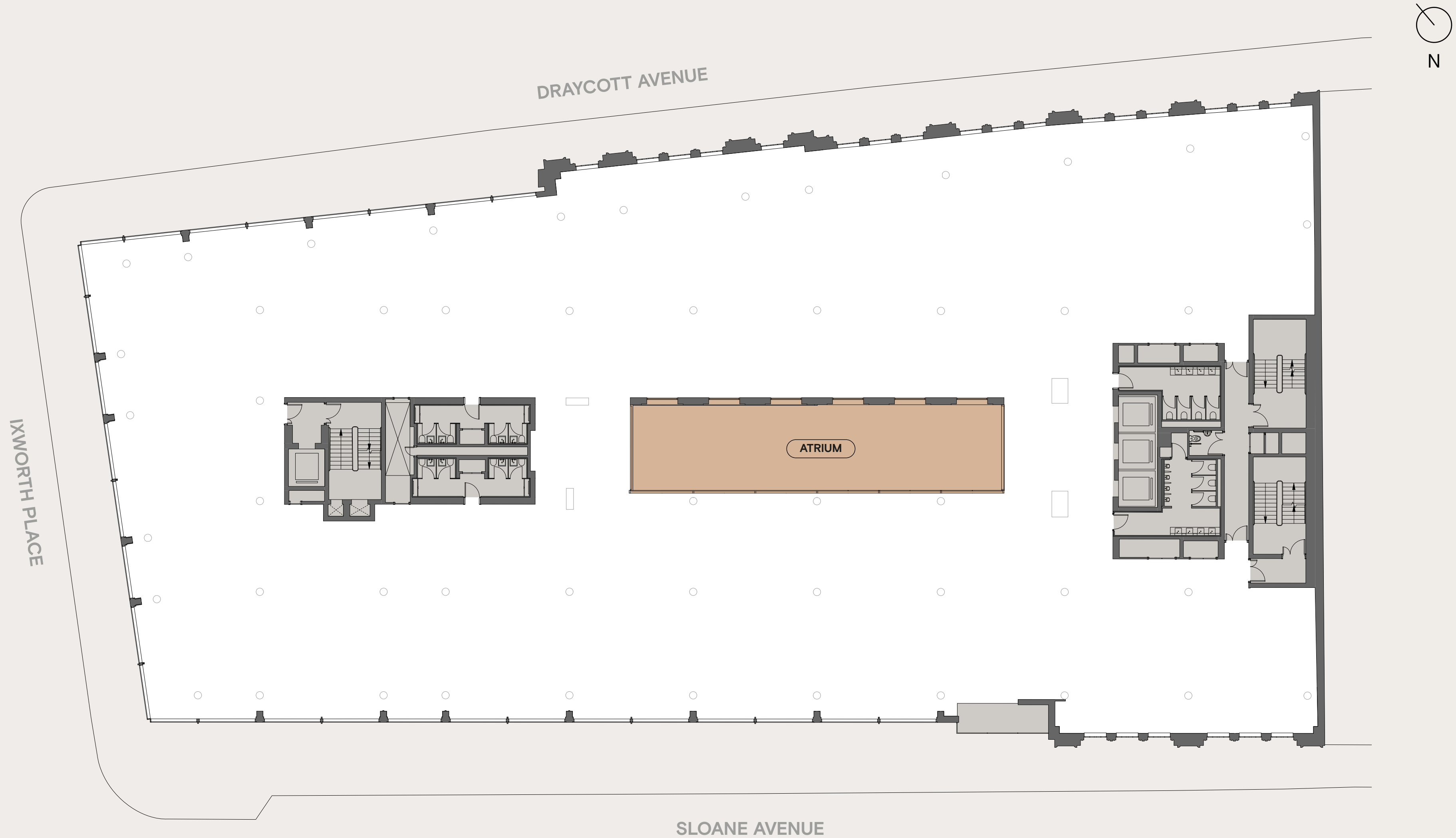


FLOOR 02

TOTAL INTERNAL AREA

22,629 SQ FT
2,102 SQ M

- Office
- Core
- Atrium



FLOOR 02 SPACE PLAN

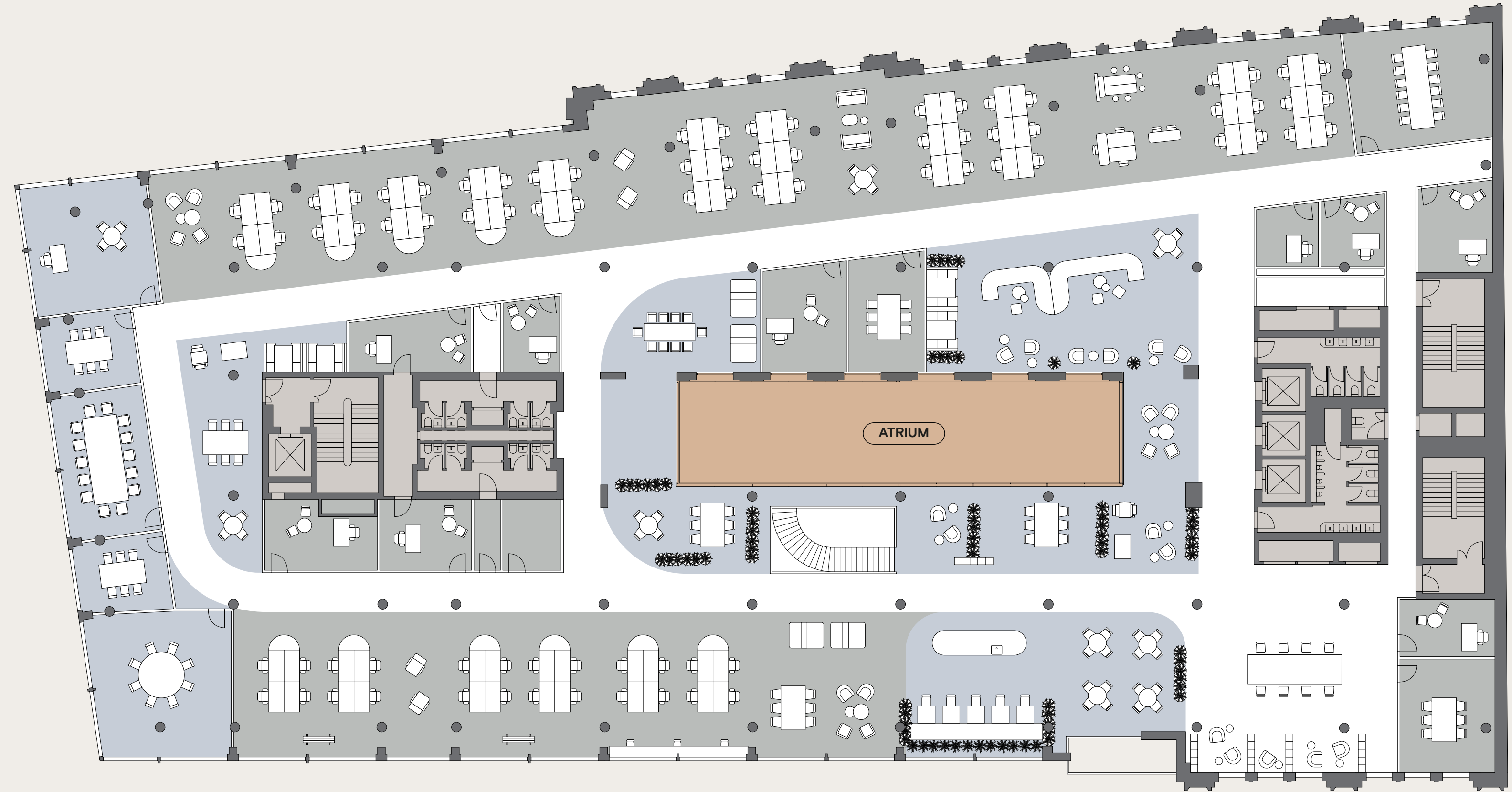


TOTAL INTERNAL AREA

22,629 SQ FT

2,102 SQ M

- Office
- Core
- Atrium



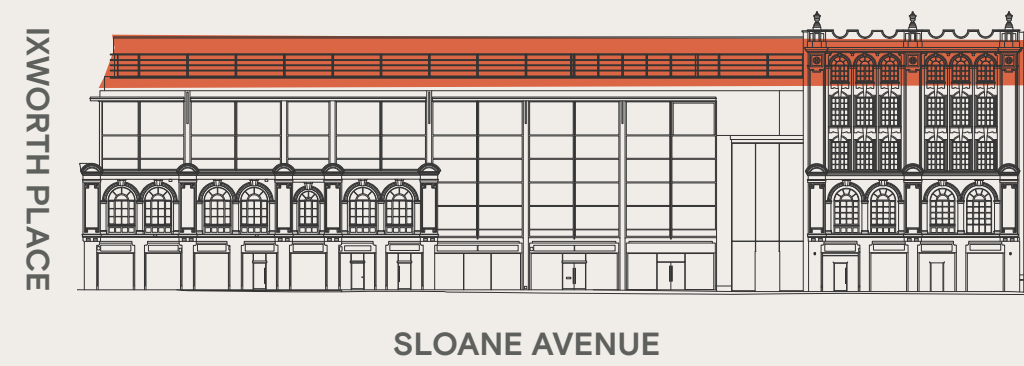
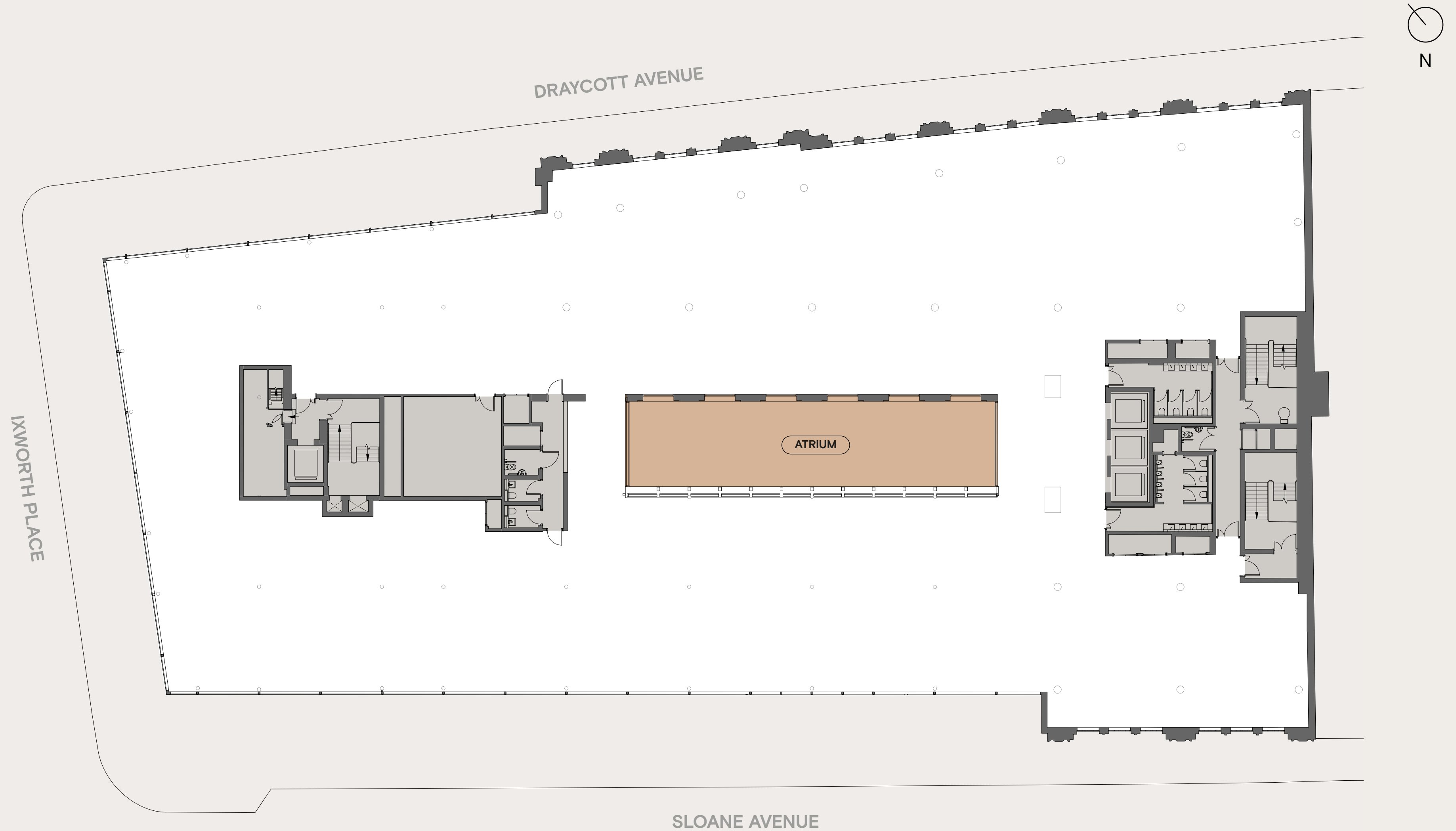
SLOANE AVENUE

FLOOR 04

TOTAL INTERNAL AREA

20,569 SQ FT
1,911 SQ M

- Office
- Core
- Atrium



FLOOR 04 SPLIT SPACE PLAN



North Demise

81 Open plan desks

12 Touch down (break out area)

4 Private Offices

6 Meeting Rooms

2 Phone Booths

2 Break Out Areas

93 Total work stations

South Demise

72 Open plan desks

24 Touch down work stations

4 Private Offices

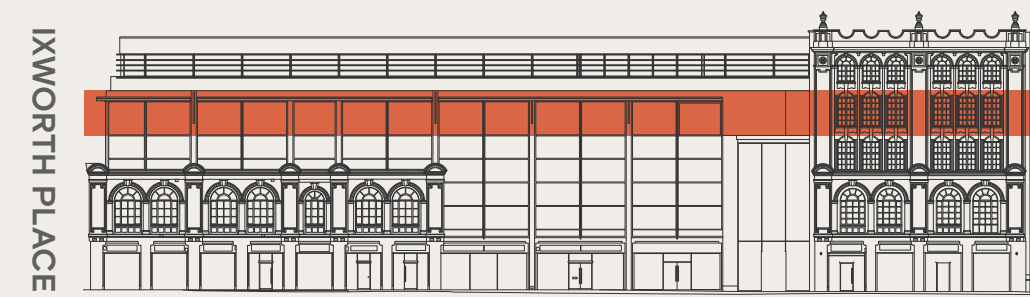
4 Meeting Rooms

5 Phone Booths

3 Break Out Areas

96 Total Work Stations

- Open Office
- Breakout Space
- Private Office North
- Private Office South
- Core
- Atrium



SLOANE AVENUE



FLOOR 04 SPLIT INDICATIVE LAYOUT



FLOOR 04 SPLIT INDICATIVE LAYOUT



FLOOR 04 SPLIT INDICATIVE LAYOUT



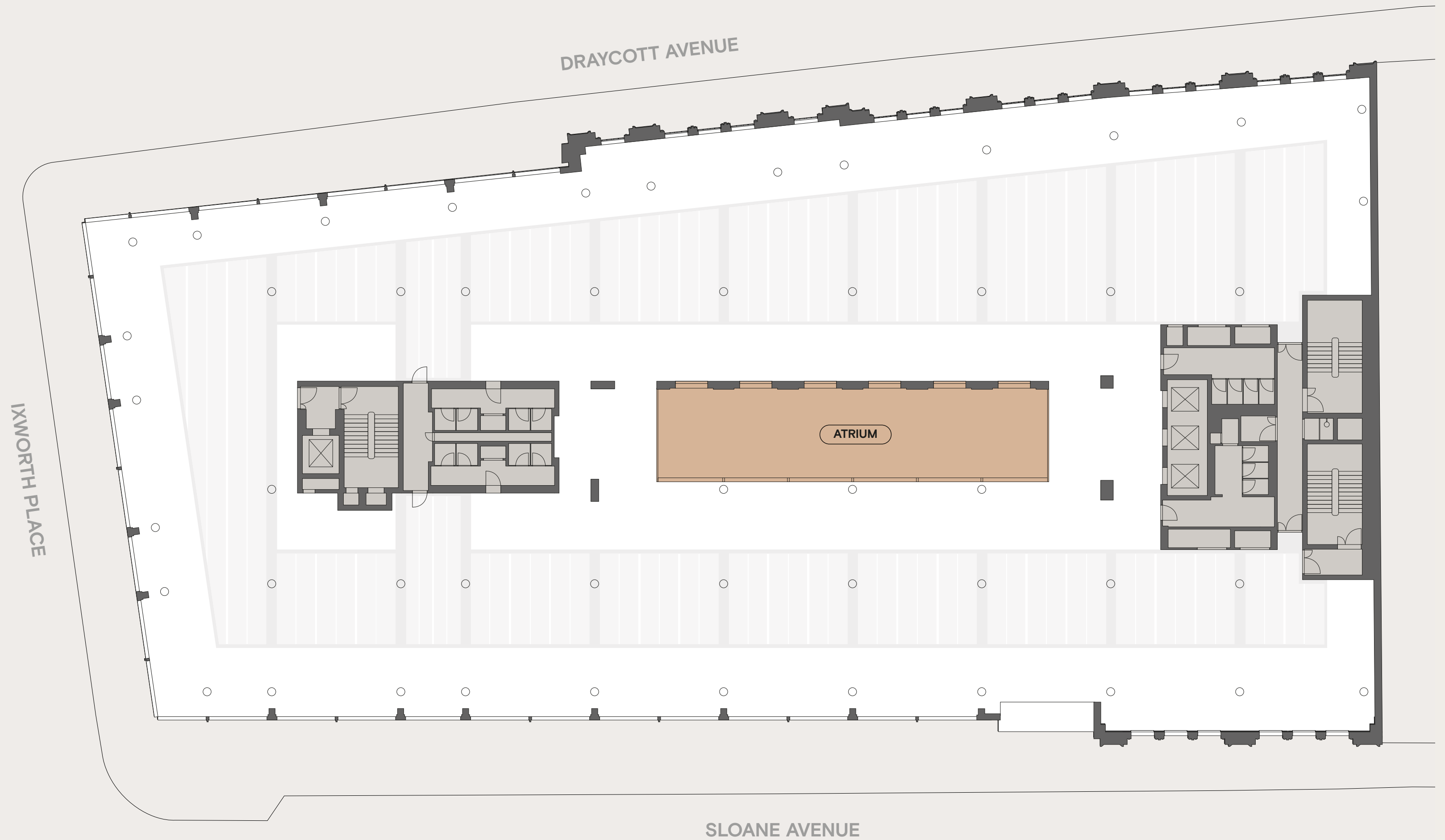
CEILING TREATMENT



FLOOR TO CEILING HEIGHTS :

Level	Finished floor to underside of soffit	Finished floor to underside of raft
4th floor	3.1m	2.7m
3rd floor	3.1m	2.7m
2nd floor	3.1m	2.7m
1st floor	3.5m	3.1m
Ground	3.7m	

- Raft Ceiling
- Underside of Soffit
- Atrium



END OF JOURNEY FACILITIES



BIKES TOTAL: 108

- 66 DOUBLE DECKER BIKES
- 20 SHEFFIELD STANDS
- 22 FOLDABLE BIKE LOCK

LOCKERS TOTAL: 118

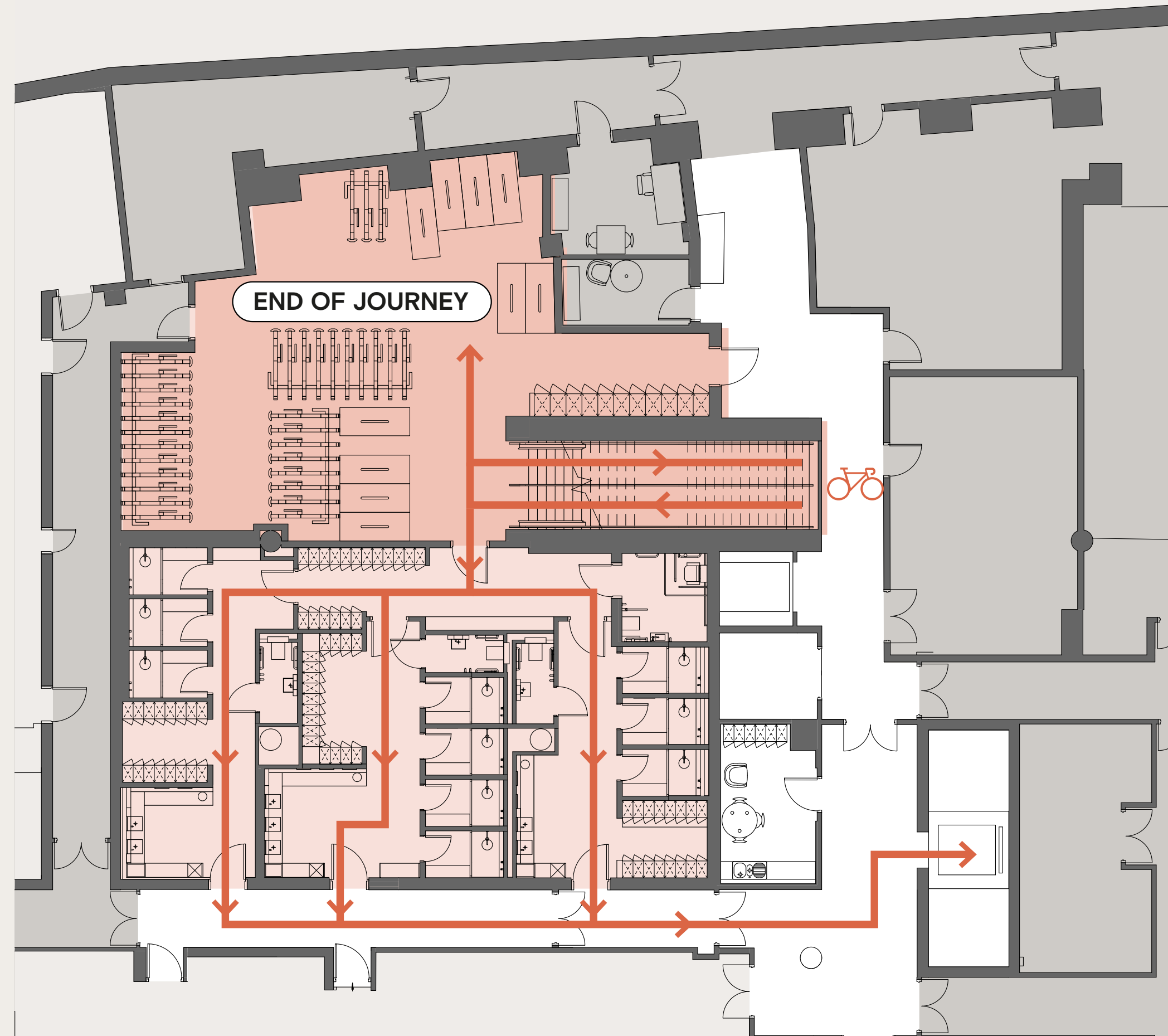
SHOWERS TOTAL: 10

- 3 MALE
- 3 FEMALE
- 4 FLEXIBLE

WC TOTAL: 4

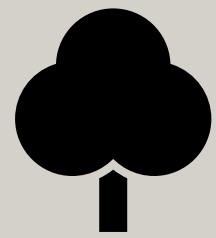
- 3 WC
- 1 ACCESSIBLE TOILET AND SHOWER
- DRYING LOCKERS

- Bike Storage
- Shower Facilities
- Core
- Retail Units
- End Of Journey access



AN EXCEPTIONAL BUILDING should have EXCEPTIONAL TARGETS

Target carbon savings and considerations:



It would take approximately **56,000 TREES 60 YEARS** to sequester the equivalent carbon emissions that were saved by the choice to retain and retrofit SIXTY SLOANE Avenue.



3,369 trips from London Heathrow to New York JFK in a Boeing 747-400, which is 1 trip every day for **9.2 YEARS**.

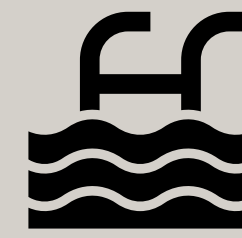


The same emissions saved associated with making a full-circle trip around the **CIRCLE LINE 4.5 MILLION TIMES**.



A MEDIUM SIZED CAR would have to travel around the world **900 TIMES** to emit the same amount of carbon saved in the re-build.

SIXTY SLOANE Avenue has saved 497 kg CO₂e/m² GIA over 13,557 m² GIA, this is equivalent to saving in upfront carbon of 6,737,829 KG CO₂e (6,738 tCO₂e).



By reusing the existing frame about **6,200 M³ OF CONCRETE** has been saved, this would fill almost **2.5 OLYMPIC SWIMMING POOLS**.



GET IN TOUCH



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To find out more visit our website below:

sixty-sloane.co.uk

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Designed by Stepladder. stepladderuk.com

A development by

C I T